

OVERVIEW:

In an effort to better communicate and more clearly provide information, the Redevelopment Commission provides this report monthly to update those interested in recent activity. It summarizes each agenda item from the month; provides general project updates and items to be considered at future meetings; lists all open and upcoming RFPs; and provides accurate up-to-date demolition data and information on the Hardest Hit Fund Blight Elimination Program.

CURRENT OPEN BIDS:

All bid materials are available at www.gary.in.us/redevelopment

Request for Proposals for Legal Services: Published on January 19, 2017; Responses due by February 15, 2017

Request for Proposals for Demolition of 21-39 East 5th Avenue: Published on January 19, 2017; Responses due by February 15, 2017.

SUMMARY OF JANUARY 11, 2017 MEETING

Resolution No. 3760: An interlocal agreement with the Gary Sanitary District for support services related for GIS and data management. This is an interlocal agreement in which the Redevelopment Commission split the costs to employ a GIS/data manager who works 2 1/2 days a week at the office of the Redevelopment Commission and 2 1/2 days each week at GSD. The cost is split evenly, with each party agreeing to pay half of the employee's \$38,950 compensation.

Resolution No. 3761: A resolution authorizing an amendment to professional services contracts with the Delta Institute (Chicago, IL) and the Alliance for the Great Lakes (Chicago, IL), respectively, for technical planning assistance on the City of Gary Green Infrastructure Plan. In 2015, the Redevelopment Commission received a Lake Michigan Coastal Program grant to fund a citywide green infrastructure plan. Part of the initial scope for project agreements with each partner included design work, which the city can provide separately through its Green Urbanism department. In lieu of funds going toward design work, this shifts \$3,500 on each contract to fund additional public participation work.

Resolution No. 3762: A resolution authorizing the execution of an Engagement Letter for professional services with Tolbert & Tolbert (Gary, IN) to provide legal support to the Commission beyond the scope of general counsel. Contract expires: 12/31/17; Do not exceed amount: \$40,000.

Resolution No. 3763: A resolution approving an amendment on a professional services contract with Diann Yarbrough (Gary, IN) for administrative assistance for the Hardest Hit Funds ("HHF") Program. Ms. Yarbrough provides data entry and accounts payable support for the HHF Blight Elimination Program. This amendment increases her contract from \$4,500 to \$7,000. She is ultimately funded by the HHF grant. However, until we receive additional grant funds next month, the Commission will pay the extra \$2,500 so Ms. Yarbrough can continue to work.

Receive and Open Bids: Purchase of property located at 1301 Broadway. No bids submitted.

SUMMARY OF JANUARY 18, 2017 MEETING

Election of Offices: Kenya Jones, President; Eric Reaves, Vice President; Namon Flournoy, Secretary

Public Hearing and Resolution No. 3764: A confirmatory Resolution, confirming the creation of the Northwest Indiana Industrial Complex TIF district, following action by the Redevelopment Commission, City Plan Commission, and Gary Common Council.

Resolution No. 3766: Authorizing a Professional Services Contract with Simmie Fluker (Gary, IN) to provide Board-Up services to the Redevelopment Commission. Contract expires: 6/31/17, Do not exceed amount: \$10,000.

Resolution No. 3767: A resolution approving an updated Policies and Procedures Manual for the year 2017. Updated Policies and Procedures are posted on the redevelopment web page.

Resolution No. 3768: A resolution authorizing an Easement Agreement with Decay Devils for use of Gary Union Station. Decay Devils, a Gary organization, received a \$22,000 grant from the Legacy Foundation to secure and beautify the grounds of former Gary Union Station. This grants them access to the premises to proceed with their project.

Open and Receive Bids: RFQ No. 2017-01 was released for the demolition of a vacant structure located at 5700-10 Industrial Highway, across the street from the airport entrance. Six bidders responded to the RFQ. Low bidder: Gary Material Supply (Gary, IN), \$22,000. Bids were referred to staff for a recommendation.

Open and Receive Bids: An RFP was published in the newspaper and posted online for legal services related to tax sale acquisition, particularly for those acquired through HHF Blight Elimination Program. Only one bid was received. Staff was granted permission to re-publish the RFP in the interest of receiving more than one bid. Staff advised, given the volume of properties acquired for HHF and strict grant deadlines, it is in the interest of the Commission to solicit several contracts, to ensure reasonable scopes of work. New RFP is open and posted online at www.gary.in.us/redevelopment; Responses due by February 15, 2017 at 4pm.

Request to Advertise: RFQ-2017-02 for the demolition of the former Calumet Township building located at 21-39 East 5th Avenue. RFP is open and posted online at www.gary.in.us/redevelopment; Responses due by February 15, 2017 at 4pm.

STATUS OF ONGOING PROJECTS AND UPCOMING ITEMS:

The Planning and Redevelopment Department, in concert with the Commission, is currently in the beginning stages of a long-overdue **City Comprehensive Plan update**. Beginning in late February, the Commission will begin an 18-month planning and public participation engagement to better position our city through zoning reform, land use planning, and ordinance revisions. To date, progress has started with an interlocal stakeholder group exploring the use of best management practices, natural preservation, and stormwater control in a nascent **Green Infrastructure Plan**. More information will become available as meetings are scheduled and the planning process begins in earnest.

The Commission is preparing an RFP for capital improvements to the ballpark, namely a new sound system. The RFP will be published in February.

The Commission has consulted on and received the **2017 MaiaCo Annual Plan** that outlines the use of funds for 2017, consistent with the mission of the Redevelopment Commission. The document provides information on progress to date, including the hiring of two Gary residents to staff MaiaCo, an opening of office space in downtown Gary, and an anticipated investment of \$2.85M in the next year. The majority of these funds will go toward two things. First, legal resources to reclaim vacant and abandoned property, particularly parcels that went unclaimed in the most recent Treasurer's tax sale. Second, technical assistance and resources for land use planning as we begin the participatory planning process described above.

In cooperation with the Office of the State Attorney General and the NWI Regional Development Authority, the Commission has created a matching **façade improvement grant program** for transit accessible properties located within ½ mile of stations, such as South Shore railroad stops at Clark Road, Gary Metro, and Miller. Once the GPTC Broadway express stations are established, the program will expand to a ½ mile radius of those stops as well. The Commission will begin publicizing the program and post information online in February. Applications will be accepted beginning in March.

The Commission, in conjunction with the City's Planning and Redevelopment Department, is overseeing the complete **Airport Road Reconstruction Project**. The Commission has recently reviewed RFP responses for construction engineers and made a recommendation to the Indiana Department of Transportation. The \$6M project will completely

reconstruct Airport Road/Industrial Highway from just west of the airport entrance to Clark Road. The project is scheduled to begin in the Spring of 2017.

The Commission is identifying potential downtown sites in anticipation of an **Open Call for Public Art** expected in March. We are currently working with other city departments and local groups to identify potential downtown projects from murals to façade treatments, to sculptures. Anyone interested in assisting the Commission with the development of this RFQ, please contact the Redevelopment office at (219) 886-1531. In related news, the Knight Foundation recently announced three downtown Gary projects as finalists for the **Knight Cities Challenge Grant**: The preservation of United Methodist Church; a public outdoors space to complement **ArtHouse** and the ballpark on 5th Avenue; and, a potential wedding venue/events space on Broadway.

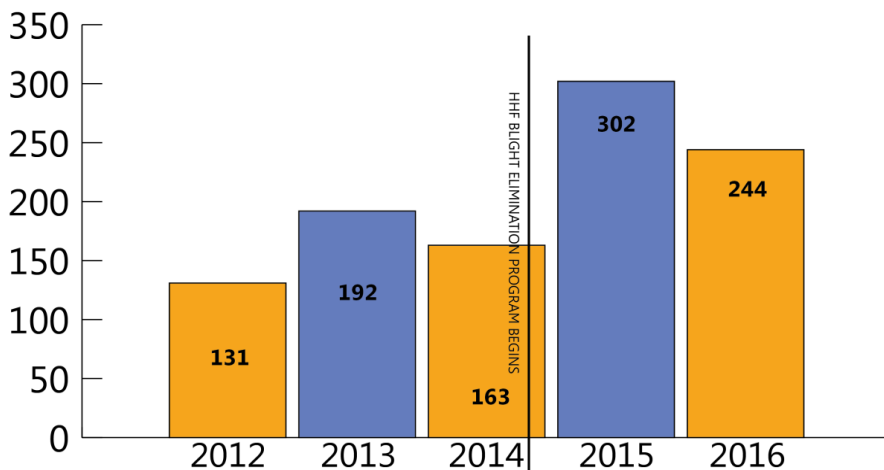
In December the Commission published a **Master Developer RFQ** asking interested parties to submit qualifications in commercial, residential, and mixed-use development. This RFQ was meant to garner consideration and interest from firms across the country who may want to participate in future projects, like the **University Park** project or **Miller Transit-Oriented Development** off Lake Street. The Commission received submissions from eight firms:

- Berkeley Calhoun (Hyattsville, MD)
- NHP Foundation (New York, NY)
- Arsh Group (Merrillville, IN)
- Habitat Company (Chicago, IL)
- Meridian Hospitality (Cleveland, OH)
- Brinshore (Northbrook, IL)
- Gary Rising Partners/East Lake Management (Chicago, IL)
- Turnstone Development (Chicago, IL)

The Redevelopment staff will review the submissions in February and subsequently schedule interviews with each respondent. If you are interested in more information, please call the Redevelopment office.

The Commission piloted **housing deconstruction** on twelve homes in 2016 and 2017. Deconstruction, an alternative to traditional demolition, preserves salvageable components of abandoned homes from flooring to fixtures and re-uses them. Based on the success of the pilot initiative, the Knight Foundation awarded Gary a \$365,000 grant to establish a sustainable deconstruction program, in partnership with the Delta Institute (Chicago, IL). In late January, the **Steel City Salvage** project conducted job training on the 1200 block of Idaho Street. The training, offered free to Gary residents, was done in conjunction with the non-profit It's Gary's Time (Gary, IN). A deconstruction warehouse will open downtown by late spring and continued job training opportunities are expected throughout the year. For more information on deconstruction, visit www.delta-institute.org or call the office of the Redevelopment Commission.

STRUCTURES DEMOLISHED BY YEAR



DEMOLITION STATISTICS:

In an effort to improve public safety, project a more positive image for the City of Gary, and to promote investment, the Redevelopment Commission oversees an aggressive blight elimination program. A citywide survey completed in 2014 indicated as many as 12,000 blighted buildings stand in Gary; we are committed to mitigating the danger abandoned buildings pose to our residents and the image they project to businesses and visitors. Through in-house demolition, contracted demolition work, board-up, and

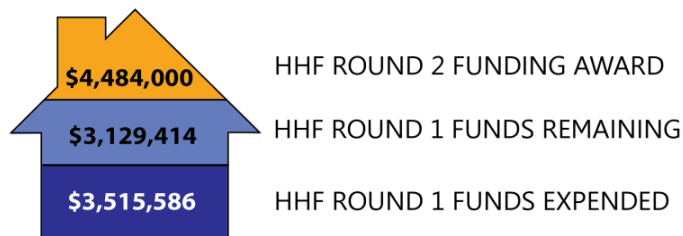
partnerships, we are making tremendous progress in improving the physical environment of Gary. To date, the majority of demolition is funded by federal programs, from HUD's Community Development Block Grant to the US Dept. of Treasury's Hardest Hit Fund **Blight Elimination Program**. The Redevelopment Commission also oversees in-house demolition done by city staff. In the past six months, the Commission has invested in a new payloador, a new excavator,

and the rehabilitation of two trucks. To start 2017, we have also posted two open positions available to qualified operators. With the investment in better equipment and more staff capacity, in-house demolition will soon be able to operate two crews simultaneously. For more information about in-house demolition opportunities, contact the Redevelopment office.

Since 2012, the City of Gary – through the Redevelopment Commission – has demolished 1,032 structures. The majority of these projects were single-family homes, though several large commercial buildings were razed as well, most notably the Sheraton Hotel in 2014 and the Ambassador Apartments building in 2015.

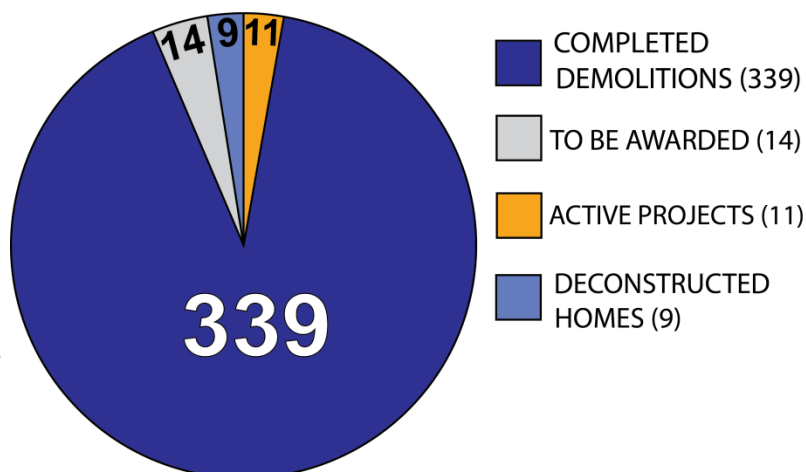
Through the HHF Blight Elimination Program, the City has demolished 339 homes to date and deconstructed 9 others. There is a single remaining bid package of fourteen properties, pending state approval. The average cost of demolition contracted the Redevelopment Commission is lower than the program's per-property allowance; as a result, the City will be able to use more than \$3,000,000 for additional Round I demolitions. In December, the Indiana Housing and Community Development Authority announced **Gary will receive an additional \$4,484,000 Round II funds** out of a statewide pool of \$5,500,000. Round II demolition is expected to begin by the summer of 2017. A complete accounting of all HHF Blight Elimination activity, including contract awards and workforce information, is available online at www.gary.in.us/redevelopment.

HHF BLIGHT ELIMINATION FUNDING



Updated demolition information, including an interactive map, demolition queue lists for download, bid documents, and contractor information is available online at: www.gary.in.us/redevelopment

HHF BLIGHT ELIMINATION ROUND I PROGRESS



ACTIVE 2017 CONTRACTS AWARDED BY THE COMMISSION:

Legal Counsel: Gilbert King, Jr (Gary, IN), < \$40,000
Economic Development Consulting: Faegre BD (Chicago, IL), < \$65,000
Legal Services: Tolbert and Tolbert, LLC (Gary, IN), < \$40,000 on retainer
Data/Mapping: Amplify Labs (Detroit, MI), \$4,667
Environmental Testing: Metric Environmental (Indianapolis, IN), \$7,000
Board-Up: Simmie Fluker (Gary, IN), < \$10,000
Board-Up: Tanisha Simmons (Gary, IN), < \$5,500
Training/Programming: RISE Consulting, LLC (Gary, IN), < \$30,000

For any additional information regarding upcoming meetings, participation in projects, or redevelopment in general, please contact the office of the Gary Redevelopment Commission at (219) 886-1531.
